



November 10, 1989

City Council

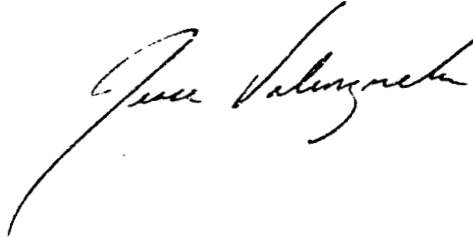
With the interest on the property 321 E Pine as owner I would like to appeal your decision. Regarding section 501 of uniform code for the adatement of dangerous building. I would like to request a hearing or meeting with city council. And would like sixty days notice for the meeting. As for the dangerous building;

1. It carries insurance.
2. It is locked and vacant, only the front house is rented.
3. All utilities, water, electricity, gas etc is disconnected.
4. I have the permit that was issued to move the structure, also the foundation was inspected.
5. The structure was at one time a one bedroom house and had a address as 325 1/2 E Pine. My intensions was to use it as a residence. I am haveing difficulty getting service to that house. When the permit was issued they were a ware it was a one bedroom house and I have made a termenis expense on the one bedroom house.

I.S. I need the sixty days notice because I live in Texas. With request you can examine the utilities. PHONE (915) 755-6540

Thank you

Jesse Valenzuela



copy to Jim Simero  
11/11/89

CITY COUNCIL

JOHN R. (Randy) SNIDER, Mayor  
DAVID M. HINCHMAN  
Mayor Pro Tempore  
EVELYN M. OLSON  
JAMES W. PINKERTON, Jr.  
FRED M. REID

CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209)334-5634  
TELECOPIER : (209) 333-6795

Street

THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

November 6, 1989

CERTIFIED MAIL

Mr. Jesse Ruiz Valenzuela  
4521 Rutherford  
El Paso, TX 79924

NOTICE OF PUBLIC NUISANCE  
AND  
ORDER TO ABATE

RE: Special Inspection; Permit # 20189  
321 E Pine ST., Lodi, CA 95240

NOTICE OF PUBLIC NUISANCE

Public records indicate that you are the current legal owner of the real and improved property in the City of Lodi, County of San Joaquin, State of California described as follows: Assessor Parcel No. 047-240-12. Said property is more commonly known as 321 East Pine Street, Lodi, CA 95240.

As the property owner, you are hereby notified that the undersigned Building Official of the City of Lodi has inspected said property and declared it to be in violation of Section 205 of the Building Code of the City of Lodi.

Violations

Section 205. It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building or structure or cause or permit the same to be done in violation of this code.

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### INSPECTIONS AND VIOLATIONS

A special inspection conducted at the above noted address on November 2, 1989, has revealed the following:

1. A foundation permit was issued May 12, 1987 (816989). No inspections were called for or made on the foundation permit and it ~~was~~ expired on Jan 27, 1988.
2. A structure was placed on the foundation without permits or inspections.
3. The structure was hooked to the sewer, water, and gas serving the existing residential structure on the property. The hook-ups were made without permits or inspections.
4. The structure does not meet requirements of currently adopted building, plumbing, mechanical, electrical, or housing codes.

### DETERMINATION

As a result of the foregoing violations, the following action is required:

1. The structure is to be vacated.
2. Inspection by the building official has determined that the building is dangerous as defined by the Uniform Code for Abatement of Dangerous Buildings and is hereby declared to be a public nuisance and shall be abated by demolition, with removal of all rubbish and debris created by the demolition.
3. The foundation which was installed without inspections is to be abated by demolition, with removal of all rubbish and debris created by the demolition.

A demolition permit shall be obtained from the City of Lodi prior to the commencement of any work.

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Vacating of the property is to be done within 10 days of the date of this notice.

The demolition permit is to be obtained within 60 days of the date of this notice, and the demolition is to be completed within 90 days of issuance of the permit.

In all cases, the required vacating and demolition is subject to the inspection and final approval of the Building Division, Community Development Department, City of Lodi.

#### ORDER TO ABATE

Pursuant to Section 401(b) of the Unsafe Building Abatement Code of the City of Lodi, this Notice constitutes an ORDER to you, the owner of the property in question, TO ABATE the substandard conditions listed herein in a manner and within the times determined above.

#### APPEAL

Property owners, or those with legal interest in the property who are served with this Notice may appeal the same to the City Council of the City of Lodi under Section 501 of the Uniform Code for the Abatement of Dangerous Buildings. The appeal shall be in writing and which shall state the substance of the order appealed from, shall be submitted to the City Council, in care of the City Clerk (221 West Pine Street, Lodi, CA 95240), within ten (10) days from the date of personal service or mailing of the order which is being appealed.

#### FAILURE TO COMPLY

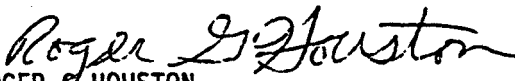
In the event of your failure to comply with the requirements of this Order, for whatever reason:

1. the matter will be submitted to the City Council of the City of Lodi at which time the City's Public Works Director and the Chief Building Inspector will, in accordance with provisions set forth in Section 801 of said Code for the Abatement of Dangerous Buildings, order the demolition of said structure with the cost and expense being assessed to you, the property owner.

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2. Any person violating the provisions of the building code, mechanical code, plumbing code, electrical code, or housing code is guilty of a misdemeanor for each day such violation *continues*.
3. Any person convicted of a misdemeanor for violation of this code is punishable by a fine of not more than one thousand dollars, or by imprisonment not to exceed *six* months, or by both such fine and imprisonment for each violation.

Please contact this office if you require further assistance (209) 333-6714.

  
ROGER G. HOUSTON  
Building Official

RGH: jhs

cc: City Attorney  
Community Development Director  
Maria Rodriguez, 11318 Hermes St., Norwalk, CA 90650  
Street File  
Violation File

**CITY COUNCIL**

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BOB McNATT  
City Attorney

December 11, 1989

**NOTICE OF CITY COUNCIL  
HEARING**

TO: Mr. Jesse Ruiz Valenzuela  
4521 Rutherford  
El Paso, TX 79924

**NOTICE OF CITY COUNCIL HEARING  
REGARDING NOTICE OF PUBLIC NUISANCE  
AND ORDER TO ABATE AND ORDER TO VACATE**

Public records indicate that you are the current legal owner of the real and improved property in the City of Lodi, County of San Joaquin, State of California, described as follows:

321 East Pine Street, Lodi, CA 95240, also known as Assessor  
Parcel No 047-240-12.

As the property owner, you were served with a Notice of Public Nuisance and Order to Abate and Order to Vacate by certified mail on November 6, 1989, which Notice listed specific items that had rendered the structures on said property a public nuisance as defined by Section 205 et seq. of the Unsafe Building Abatement Code of the City of Lodi.


In that Notice certain dates were also specified as to the time when the required work had to have been commenced and had to have been completed. As of this date, the work ordered in the previous Notice has been given an extended period of time in which to be completed but as yet has not been satisfactorily done, nor approved by the Chief Building Inspector.

Therefore, pursuant to Sections 401 (b, 4) of said Uniform Code for the Abatement of Dangerous Buildings, you are hereby notified that the Chief Building Inspector of the City of Lodi will bring the matter of said property and the findings listed above before the City Council of the City of Lodi at their regular meeting on Wednesday, January 3, 1990, at 7:30 p.m. at Carnegie Forum, 305 West Pine Street, Lodi, California, requesting that the City Council (1) declare the structure unsafe and a public nuisance, (2) order the vacation of the unsafe building, and (3) subsequently order the abatement by demolition of

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said structures with the cost and expense being assessed to you, the property owner.

BY ORDER OF THE LODI CITY COUNCIL:

  
Jennifer M. Perrin  
Deputy City Clerk

for Alice M. Reimche  
City Clerk

Approved as to form:

  
Bobby W. McNatt  
City Attorney

Dated: December 11, 1989